



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, March 26, 2007

Time: 6:00 P.M.
Place: Council Chambers
Second Floor, City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
 - 1g. The Dept. requests the Board vote to postpone the public hearing of Applegate Condominiums to April 23.
- H. Public Hearing:

1-7h. Applegate Condominiums

The applicant seeks the following development standards variance and special use approvals:

Docket No. 07010002 V	Section 23D.03.C.3.k(ii)	maximum building height
Docket No. 07010003 V	Section 23D.03.C.3.f(i)	parking in front yard
Docket No. 07010004 V	Section 23D.03.C.3.i(i)	roof pitch
Docket No. 07010005 V	Section 23D.03.C.3.a(ii)	building mass/width
Docket No. 07010006 V	Section 23D.03.C.3.e(ii)	landscape requirements
Docket No. 07010007 SU	Section 10.02.A	special uses
Docket No. 07010014 V	Section 23D.03.C.3.c.iii(b)	lot coverage over 70%

The site is located at 130 Second St. NW., and is zoned R-4/Residence within the Old Town Overlay – Character Subarea. Filed by Thomas Lazzara for On Track Properties, Inc.

8-10h. TABLED: West Carmel Shoppes - Signage

The applicant seeks the following development standards variance approval:

Docket No. 06120007 V	Section 25.07 Sign Chart B	sign height
Docket No. 06120008 V	Section 25.07.01.04	off-premise sign
Docket No. 06120009 V	Sections 25.07.01.08, 25.07.02.09	number of signs

The site is located at southeast corner of 106th St and US 421 is zoned B-3/Business and within the US 421 Overlay. Filed by Paul Reis of Bose McKinney & Evans, LLP.

11-12h. WITHDRAWN: Northern Heights, lot 7 – Brunson Insurance

The applicant seeks the following use variance & development standards variance approval for an office use in a residential district:

Docket No. 07010022 UV	Section 7.01.01	permitted uses
Docket No. 07010023 V	Section 27.03	unpaved, uncurbed parking area

The site is located at 501 E 116th St. and is zoned R-1/Residence. Filed by Michael Godfrey.

13-16h. Pearson Ford - Signage

The applicant seeks the following development standards variance approval:

Docket No. 07020001 V	25.07.02.09.e	Sign location
Docket No. 07020002 V	25.07.02.09.b	Number of signs per tenant space
Docket No. 07020004 V	Chapter 3.07	Definition of logo
Docket No. 07020008 V	Sign Chart B	Square footage

The site is located at 10650 N Michigan Rd is within the Michigan Rd Corridor Overlay and is zoned B-3/Business. Filed by Dave Coots of Coots, Henke, & Wheeler.

17-19h. Frank E Hawkins Addition, Lot 1 - Bub's Café

The applicant seeks the following use variance & development standards variance approvals for a café in a residential district:

Docket No. 07020017 UV	Section 8.01.01	permitted uses
Docket No. 07020018 V	Section 27.08	reduced # parking spaces
Docket No. 07020019 V	Section 27.03.02	uncurbed parking area

The site is located at 220 2nd Street SW and is zoned R-2/Residence in the Old Town Overlay – Character Subarea. Filed by Matt & Rachel Frey.

20h. Laura Vista - Signage

The applicant seeks the following development standards variance approval:

Docket No. 07020023 V	Section 25.07.03-01.e	location of temporary subdivision sign
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The site is located west of the 14200 block of Laura Vista Dr. is zoned R-1/Residence within the US 431 Overlay. Filed by Jim White on behalf of Laura Vista, LLC.

21-22h. Hamilton Beverage

The applicant seeks the following development standards variance approvals:

Docket No. 07020025 V	Section 25.07.02-08.c	maximum sign square footage
Docket No. 07020026 V	Section 25.07.02-08.b	sign oriented east

The site is located at 2290 E. 116th St. and is zoned B-8/Business.

Filed by Mary Solada of Bingham McHale, LLP for United Package Liquors.

23-31h. Merchants' Square - Signage

The applicant seeks the following development standards variance approval:

Docket No. 07020030 V	Section 25.07.02-09.b	number of monument signs
Docket No. 07020031 V	Section 25.07.02-09.b	all tenants not on sign
Docket No. 07020032 V	Section 25.07 Sign Chart A	sign height
Docket No. 07020033 V	Section 25.07 Sign Chart A	square feet, monument sign
Docket No. 07020034 V	Section 25.07.02-11.b	number of directory signs
Docket No. 07020035 V	Section 25.07.01.04	off-premise sign
Docket No. 07020036 V	Section 25.07.01.04	off-premise sign
Docket No. 07020037 V	Section 25.07 Sign Chart A	setback
Docket No. 07020038 V	Section 25.07 Sign Chart A	setback

The site is located at 2160 Keystone Way and is zoned B-8/Business.

Filed by Amanda Gates of Sign Craft Industries.

- I.** Old Business
- J.** New Business
- K.** Adjournment